

## Spring 2010 New Housing Sales and Property Tax

### Base 2000 Census Data

Total Dwellings	53,716	21,943	136,277
Vacant Dwellings	8.3%	9.4%	9.0%
Occupied Dwellings	91.7%	90.6%	91.0%
Owner-Occupied Dwellings	74.9%	67.6%	76.1%
Renter-Occupied Dwellings	25.1%	32.4%	24.0%

### Property Type and Number

Total Number of Parcels	48,339	20,542	115,892
Parcels with Absentee Owner	20.4%	22.7%	20.9%
Property Type			
Single Family	95.6%	93.3%	96.8%
Condominium/Townhouse	3.3%	5.1%	2.1%
Multifamily 2-4 Units	0.0%	0.0%	0.0%
Other	1.1%	1.6%	1.1%

### Property Sales

Total Value of Sales (2008-2009)	\$2,981,562,560	\$1,293,126,293	\$4,683,917,884
Number of Sales (2008-2009)	26,979	11,844	51,470
Average Sales Amount (Last 2 Years)	\$98,256	\$100,870	\$65,758

### Property Taxes

Total Property Value	\$4,435,328,219	\$1,856,093,456	\$10,996,736,209
Parcels with Total Value	48,968	20,606	120,961
Average Property Value	\$87,618	\$87,738	\$92,146

Total Land Value	\$964,279,896	\$355,337,456	\$3,057,712,939
Parcels with Land Values	46,344	19,918	113,497
Average Land Value	\$21,157	\$17,298	\$26,011

Total Improvement Value	\$3,471,048,323	\$1,500,756,000	\$7,939,004,320
Parcels with Improvement Values	41,581	17,953	101,945
Average Improvement Value	\$80,729	\$81,790	\$78,247

Total Property Tax Amount	\$40,123,275	\$20,702,082	\$84,530,190
Parcels with Property Tax Amount	48,483	20,278	119,608
Average Property Tax	\$794	\$1,009	\$714

### Property Size

Total Front Footage	4,066,942	1,760,241	7,159,566
Parcels with Front Footage	37,088	18,024	62,739
Average Property Front Footage	106	96	111

Total Acreage	8,603	1,859	49,404
Average Property Size (Acres)	0	0	0
Parcels with Total Acreage	44,296	19,230	100,512

Total Building Square Footage	4,186,594	1,681,580	44,606,509
Average Building Size (Sq Ft)	7,171	8,358	9,761
Parcels with Building Square Footage	1,035	179	19,905

#### Building Size

Building Size < 1000 Sq Ft	104	5	2,696
Building Size 1000-2000 Sq Ft	325	27	10,935
Building Size 2000-3000 Sq Ft	326	32	4,403
Building Size 3000-5000 Sq Ft	167	41	1,449
Building Size > 5000 Sq Ft	123	76	451

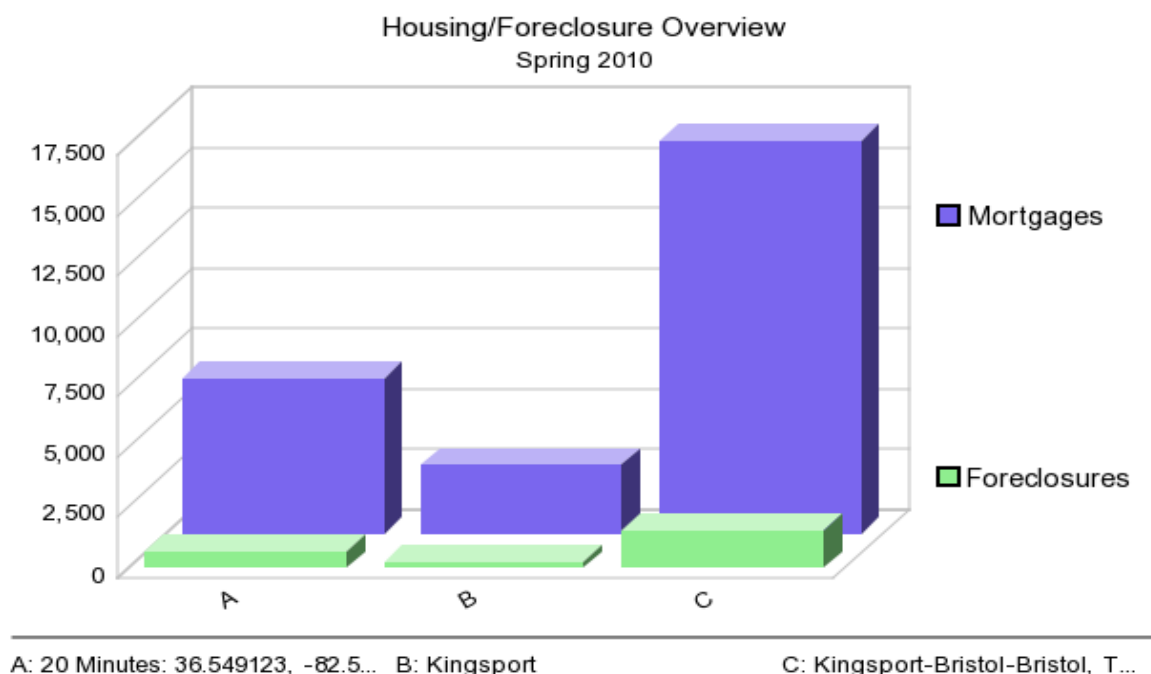
#### Year of Construction

Year Built: After 2005	584	263	1,559
Year Built: 2000-2005	1,720	631	4,907
Year Built: 1990-2000	5,156	1,738	11,796
Year Built: Before 1990	29,301	14,195	66,887
Year Built: Unknown			

#### Spring 2010 Housing and Foreclosure

Estimated number of Mortgages	6,443	2,847	16,276
Estimated number of Foreclosures	679	280	1,512
Foreclosure Percentage	11.7%	10.7%	9.9%

Total Residential Addresses	22,102	8,058	46,490
Total Residential Addresses Vacant 90+ Days	1,739	868	4,358
Vacant Units 90+ Days Percentage	7.9%	10.8%	9.4%
Total 2004-2006 HMDA Loans	55,407	22,234	133,765
Total High Cost 2004-2006 HMDA Loans	2,005	768	4,929
High Cost HMDA Loan Percentage	3.6%	3.4%	3.7%



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*The housing sales and property tax database consists of a number of variables which have been assembled from local taxation and real estate databases. Covering approximately 70% of the total households nationwide, this database includes information on housing type, size, taxable values, taxation, age of housing, and, most importantly, provides an update to housing sales prices. The database includes all covered housing units sold within the past two years. Use with appropriate caution; the database does not cover all housing units, and there are significant areas, even to the state level, with low levels of coverage.*

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